

**CALENDAR ITEM
C26**

A 4
S 3

10/16/15
PRC 3617.9
B. Terry

GENERAL LEASE – PUBLIC AGENCY USE

APPLICANT:

Napa Sanitation District
1515 Soscol Ferry Road
Napa, CA 94558

AREA, LAND TYPE, AND LOCATION:

Sovereign land in the Napa River, adjacent to Assessor's Parcel Number 057-010-010, near Rattos Landing, city of Napa, Napa County.

AUTHORIZED USE:

Continued maintenance of an existing, non-operational outfall pipeline.

LEASE TERM:

10 years, beginning September 26, 2015.

CONSIDERATION:

The public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interests.

OTHER PERTINENT INFORMATION:

1. Applicant owns the upland adjoining the lease premises.
2. On September 26, 1966, the Commission authorized a Right-of-Way Easement for a term of 49 years. That Easement expired on September 25, 2015. The Applicant is now applying for a General Lease – Public Agency Use.
3. The outfall pipeline was constructed in 1967 and formerly used to discharge treated liquid waste into the Napa River. The pipeline was taken out of service approximately 30 years ago, in 1985. The Napa Sanitation District (NSD) has submitted an application for a General Lease – Public Agency Use for the non-operational outfall pipeline.

CALENDAR ITEM NO. **C26** (CONT'D)

4. Staff recommends issuance of a lease to allow NSD to continue maintenance, inspection, and testing of the outfall pipeline throughout the term of the lease. During the lease term NSD must submit an operations plan detailing any required repairs identified by inspections and testing, and include the timing for such repairs based on future use, or a plan for restoration of the lease premises.
5. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

6. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

EXHIBITS:

- A. Land Description
- B. Site and Location Map

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 1, Existing Facilities; California Code of Regulations, Title 2, section 2905, subdivision (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

CALENDAR ITEM NO. **C26** (CONT'D)

AUTHORIZATION:

Authorize issuance of a General Lease – Public Agency Use to the Napa Sanitation District beginning September 26, 2015, for a term of 10 years, for continued maintenance of an existing non-operational outfall pipeline as described in Exhibit A and shown on Exhibit B (for reference purposes only) attached and by this reference made a part hereof; consideration to be the public use and benefit, with the State reserving the right, at any time, to set a monetary rent as specified in the lease if the Commission finds such action to be in the State's best interests.

EXHIBIT A

PRC 3617.9

LAND DESCRIPTION

A strip of tide and submerged land, 20 feet wide, situate in the bed of the Napa River, lying adjacent to Swamp and Overflowed Land Survey 5A, patented February 4, 1864, Napa County, State of California and lying southerly of the following described line:

BEGINNING at a point designated E148 on the ordinary high water mark of the Napa River as shown on sheet 8 of 13 of a series of maps of the "ORDINARY HIGH WATER MARK ALONG THE NAPA RIVER", recorded September 14, 1954, in the Office of Napa County Recorder, Serial Number S1109; said point bears S 9° 36' 24" W 122.06 feet from Triangulation Station "Suscol Creek CLC 1948", said station having CCS27 Zone 2 coordinates of Y=208889.35 feet, X=1918186.37 feet; thence N 80° 24' 25" W 50 feet to the POINT OF TERMINUS of said line.

The sidelines of said strip to be lengthened or shortened as to begin at the ordinary high water mark of the Napa River and terminate at lines perpendicular to said point of terminus.

The BASIS OF BEARINGS of this description is the California Coordinates System of 1927, Zone 2. All distances are grid and in U.S. survey feet.

END OF DESCRIPTION

Prepared 07/30/15 by the California State Lands Commission Boundary Unit.
Based on that original description prepared by CSLC Boundary Unit on September 26, 1966 as found in PRC 3617 file, Calendar Item 2.



NO SCALE

SITE

NAPA RIVER

LEASE PARCEL
(54 INCH CMP
OUTFALL PIPE)

CONTRACTOR SHALL ORSTER
35" BYPASS LINE IN COORDINATION
WITH LIFT STATION CONTRACTORS
OPERATION TO ALLOW LINE
TO BE USED FOR TESTING
MECHANICAL EQUIPMENT IN
LIFT STATION.

APPROX.
SHORELINE

APN 057-010-010

NAPA RIVER, NEAR RATTOS LANDING

NO SCALE

LOCATION



MAP SOURCE: USGS QUAD

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.

Exhibit B

PRC 3617.9

NAPA SANITATION DISTRICT

APN 057-010-010

GENERAL LEASE -
PUBLIC AGENCY USE
NAPA COUNTY



TS 07/30/15